

Town of Sharon, Vermont
Planning Commission
Minutes
May 8, 2018 (draft)

Commissioners Present: Ira Clark, Paul Kristensen, Joe Ronan, Sue Sellew, Peter Andersen

Staff Present: Margy Becker (taking minutes)

Visitors: Melissa Zoerhide (applicant); Peter Blodgett (applicant representative), Robert Manby, Esq.

Ira Clark called the meeting to order at 7:45PM after conclusion of DRB business warned for 7:00PM (see separate minutes).

Approval of Minutes: Motion by Peter Anderson to approve the minutes of April 10, 2018 with minor changes as noted. The motion was seconded and carried unanimously.

Initial Subdivision Review: Applicants: Reuben Sotak & Melissa Zoerhide – Honey Brook Road

Reuben Sotak & Melissa Zoerhide own 6.83 acres accessed by Honey Brook Road, a legal trail off Howe Hill Road. They have recently acquired a 73.50 acre parcel from Sheehan. Melissa consulted Planning Commissioners regarding their intent to subdivide the newly acquired acreage and then conduct boundary line adjustments. She was informed the boundary line adjustments are inconsistent with requirements of the Sharon subdivision regulations. It was agreed instead the subdivision application will be revised to create 3 lots. Applicants will resubmit materials, inclusive of the deed, for completion of initial review on June 12th.

Initial Subdivision Review: Applicant: Ruth Mayer, Rte. 132

Peter Blodgett represents Ruth Mayer, who intends to subdivide parcel R02169L containing 182.8 acres into 2 lots. The intent is to subdivide off a 12.5 acre lot containing the house, garage, and cabin. The acreage includes the well for the house. Lot 2 will reflect the residual acreage of 165.6 acres. No construction is anticipated. The 165.6 acres contain forest land and a pond. A neighbor is interested in purchasing the forest land and putting the land into forest conservation. The property has been surveyed. The final survey reflecting the proposed subdivision is in process of being completed.

The survey maps Peter Blodgett displayed indicated a triangular lot of 9.9 acres had already been transferred to the Harringtons. The apex of the triangle (one point) is all that makes the odd-shaped lot contiguous to the remaining acreage. It appears “landlocked.”

Peter Blodgett was advised to contact the State of Vermont ANR in Springfield to pursue wastewater and water supply permitting for the subdivision.

Peter Anderson made the motion to accept the application by Ruth Mayer for subdivision of \$02169L into 2 lots. The motion was seconded and carried unanimously.

Preliminary review will occur June 12th, and final review in July.

Other business: Town Plan revisions

Rob Manby, Esq., representing the Pettengills, met with Planning Commissioners to discuss proposed changes to the Land Use Chapter and Land Use Map of the Town Plan. His concern is the creation of a new boundary for the forest conservation area in the vicinity of Sharon Meadows of Howe Hill Road. He discussed with Planning Commissioners whether or not the ability to develop Sharon Meadows is somehow restricted by proposed changes. Mr. Manby was informed that the first public hearing has been postponed and may not occur until early summer.

Planning Commissioners discussed Selectboard comments on proposed changes to Chapter 14 as documented in recent Selectboard minutes.

Adjournment:

Peter Anderson made the motion to adjourn at 9:15PM. The motion was seconded by Sue Sellew and carried unanimously.

Submitted by Margy Becker/Ira Clark